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Minutes

Building Board of Construction City of Woodstock

April 30th, 2014

Call to Order

A meeting of the Building Board of Construction Commission was called to order at 7:00 p.m., Tuesday April 29th, 2014. Members present were, Tom LaFontaine, John Loacker, John Kohler and Mike Hill. City staff present was Dan Streit. Members not present Steve Zimmerman.

Approval of Minutes

Motion by John Loacker, seconded by Tom LaFontaine to approve the minutes from the August 29th, 2014 meeting. All ayes, motion carried.

Agenda Item 3.

Coleman's Restaurant 823 Lake Ave is requesting a variance to Woodstock's adopted Building and Fire Code which requires a fire suppression and alarm system in any A-2 Use (restaurant) when its occupancy is 100 or more people. The owner is requesting the variance in order to add 160 Sq. foot addition for video gaming machines. The restaurant currently has seating for 117 patrons, and the new addition would accommodate six (6) additional patrons located at the front of the building at a maximum travel distance of 62 feet from one (1) exit, and would be within 42 feet of two (2) exits. The restaurant is currently legal non-conforming and has no alarm or sprinkling system.

Bill Levernier architect for Mr. Coleman went on to state that the building has six remotely located exits, three times the amount required by code. There are three exits on the street side, and three on the opposite rear side. The code restricts the travel distance to a maximum of 200 feet. The two most remote exits are 145 feet apart, with each dining room having at least one exit in that room. He feels that the number of exits and their remote locations will allow for easier and faster evacuation in the event of an emergency than the code requires.

Board member Mike Hill (WFRD) agreed with the number of exits and the distance to exit the building, he also stated that the establishment has had a clean fire prevention record through the years. He stated that he would like to see some protection of the business as it is required by code, and asked Mr. Coleman if you would install a fire alarm system in lieu of a fire suppression system.

Mr. Coleman stated he would agree to a fire alarm as the installation of a sprinkler system wouldn't be within budget and the addition wouldn't be possible.

Board Member John Kohler asked where the machines are located now. Mr. Coleman stated that they are in an alcove where seating use to be located, and that he'd like to gain back those additional 15 seats. Mr. Coleman also stated the new proposed room would not be enclosed with a door as the state requires a visible site.

Building Inspector Dan Streit informed Mr. Coleman that not only would there be a building permit for a building addition, but one for a fire alarm installation as well. He also stated the city monitors the fire alarm and with that comes a monthly fee. Mr. Coleman understood and still agreed to the fire alarm in lieu of a sprinkler system.

Board members John Loacker, John Kohler, and Tom LaFontaine all agreed that they would like to see protection of the restaurant in some capacity and took into consideration the number of exits the restaurant currently has on site. They all felt a fire alarm would give all occupants early notification, as well as giving the fire Department notice even if the building wasn't occupied.

Motion by John Kohler, to approve the restaurant addition with the installation of an automatic and manual fire alarm system monitored by the City of Woodstock, in lieu of a fire suppression system. Seconded by Tom LaFontaine. All ayes, motion carried.

Adjournment

Motion by Tom LaFontaine, seconded by Mike Hill, to adjourn. All ayes, motion carried.
Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Daniel Streit
Building Inspector
City of Woodstock